

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		CEDAR AVE, ARLINGTON

## OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	MCGOWAN WILLIAM K & CAROLINE E		
Owner 2:			
Owner 3:			
Street 1:	61 CEDAR AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

## PREVIOUS OWNER

Owner 1:	SAUNDERS BARBARA M -		
Owner 2:	FRATIC JOSEPH P JR -		
Street 1:	61 CEDAR AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2567 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.10863	Total SF/SM:	4732	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,566	Spl Credit	Total:	449,600
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4732.000	474,600		449,600	924,200
Total Card	0.109	474,600		449,600	924,200
Total Parcel	0.109	474,600		449,600	924,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		360.03	/Parcel: 360.03

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	474,600	0	4,732.	449,600	924,200		Year end	12/23/2021
2021	101	FV	447,700	0	4,732.	449,600	897,300		Year End Roll	12/10/2020
2020	101	FV	447,700	0	4,732.	449,600	897,300	897,300	Year End Roll	12/18/2019
2019	101	FV	326,800	0	4,732.	421,500	748,300	748,300	Year End Roll	1/3/2019
2018	101	FV	268,500	0	4,732.	348,400	616,900	616,900	Year End Roll	12/20/2017
2017	101	FV	268,500	0	4,732.	320,300	588,800	588,800	Year End Roll	1/3/2017
2016	101	FV	268,500	0	4,732.	292,200	560,700	560,700	Year End	1/4/2016
2015	101	FV	261,900	0	4,732.	286,600	548,500	548,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2021	Info Fm Prmt	PT	Paul T
2/3/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
3/11/2009	Inspected	163	PATRIOT
1/9/2009	Entry Denied	372	PATRIOT
11/19/1999	Meas/Inspect	270	PATRIOT
9/1/1993		PC	PHIL C

Sign:
VERIFICATION OF VISIT NOT DATA
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